

VICINITY MAP - SCALE: 2 1/4" = 1/2 MI.

SOURCE OF TITLE:

TITLE TO LAND SHOWN HEREON WAS GRANTED BY DEED DATED MAR. 9, 1951 FROM STACY S. NIXON, ET UX AND RECORDED IN DEED BOOK 44, PAGE 366 AT THE WILLIAMSBURG/JAMES CITY COUNTY COURTHOUSE AS REQUIRED BY LAW.

N OF F RATCLIFFE

STATE OF VIRGINIA, COUNTY OF JAMES CITY:

I, DIANNE D. SPEARMAN A NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PERSON(S) WHOSE NAME(S) IS (ARE) SIGNED TO THE WRITING BELOW HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 4th DAY OF December, 1985.

SIGNED: Dianne D. Spearman
MY COMMISSION EXPIRES August 29, 1989

OWNER'S CONSENT:

THIS PLAT/PLAN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S)

Calvin J. Dean

CERTIFICATE OF APPROVAL:

THIS PLAT/PLAN IS APPROVED BY THE UNDERSIGNED WITH EXISTING REGULATIONS AND MAY BE COMMITTED TO RECORD.

AGENT OF GOVERNING BODY DATE 12/10/85
HEALTH OFFICER DATE 12/6/85
HIGHWAY DEPARTMENT DATE 12/6/85

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL THE REQUIREMENTS FOR THE PLATTING OF SUBDIVISIONS IN THE COUNTY OF JAMES CITY HAVE BEEN COMPLIED WITH

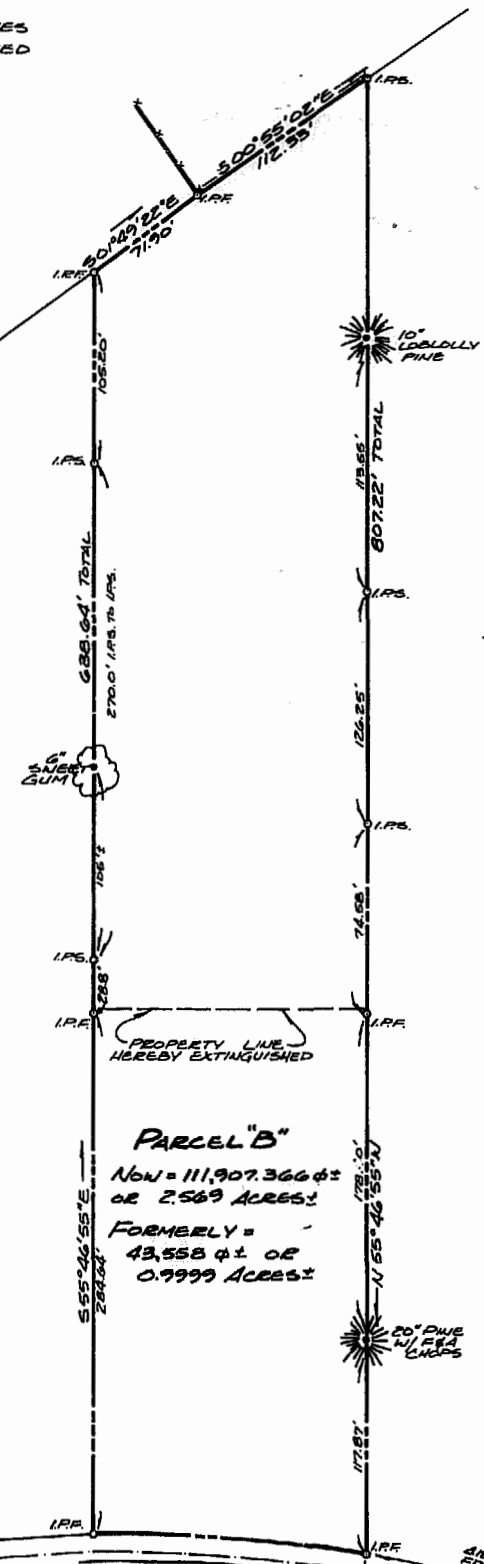
ALSO, THAT THIS PLAT IS CORRECT AND COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

GIVEN UNDER MY HAND THIS 15th DAY OF November, 1985.



PREPARED BY
SPEARMAN & ASSOC., INC. - LAND SURVEYING
P.O. BOX #1244
WILLIAMSBURG, VIRGINIA-23187
(804) 565-1319

Roger D. Spearman



PARCEL "A"
N OF F
A. HILSTROM, JR.

CURVE DATA

Δ = 10°30'31"
R = 821.45'
L = 150.66'
T = 75.54'
C = 150.45'
C.B. = N 38°39'05"E

10' STRIP RESERVED FOR WIDENING (FUTURE WIDENING)

BRICK-BAT ROAD
S.R.#613
30' R/W (EXIST.)

NOTE:

I HEREBY CERTIFY THAT THE RESIDUE LANDS OF CALVIN J. DEAN CREATED BY THIS SUBDIVISION DOES NOT CREATE A SUBSTANDARD LOT, PARCEL, OR TRACT OF LAND AND ARE IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE COUNTY OF JAMES CITY, VIRGINIA.

SIGNED: Roger D. Spearman
DATE: Nov. 19, 1985

OTHER LANDS OF CALVIN J. DEAN

FOR FURTHER REFERENCES SEE:

DEED BOOK 153, PAGES 722-35	
" " 154, " 81-82	
" " 158, PAGE 713	
" " 160, " 751	
" " 221, " 188	
" " 177, " 185	
" " 199, " 417	
PLAT BOOK 3, PAGE 7	
PLAT BOOK 38, " 50	

PROPERTY IS ZONED A-1

LEGEND

I.P.F. IRON PIPE FOUND
I.P.S. IRON PIPE SET
I.R.F. IRON ROD FOUND

PLAT TO ACCOMPANY A
BOUNDARY LINE ADJUSTMENT
OF PROPERTY STANDING IN THE NAME
OF

CALVIN J. DEAN
BEING

PARCEL "B" - 2.569 ACRES±

LOCATED
JAMES CITY COUNTY, VIRGINIA
SCALE: 1" = 60' DATE: NOV. 15, 1985

10-2624

R.D. F.